

**VILLAGE OF HARRISON HOT SPRINGS  
BYLAW NO. 894**

**A bylaw to amend Village of Harrison Hot Springs Zoning Bylaw  
Number 672-1996**

**WHEREAS** the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw Number 672-1996, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted on October 28, 1996;

**NOW THEREFORE** in open meeting assembled, the Mayor and Council of the Village of Harrison Hot Springs enacts as follows:

**I. CITATION**

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Zoning Amendment Bylaw No. 894."

**II. TEXT AMENDMENT**

That the Zoning Regulations of the Village of Harrison Hot Springs Zoning Bylaw Number 672-1996, be amended by:

- A. In the TABLE OF CONTENTS, inserting following "SECTION TWELVE – COMPREHENSIVE DEVELOPMENT ZONES".
- B. In the TABLE OF CONTENTS, inserting following new sub-section "12.1 Comprehensive Development Zone 1 (CD-1)".
- C. Insert following Section Eleven, a new Section and Zone to read as follows:

**"SECTION TWELVE – COMPREHENSIVE DEVELOPMENT ZONES**

**12.1 Comprehensive Development Zone One (CD-1)**

**1. Intent**

This zone is intended to provide for a high density mixed use building which will accommodate a combination of residential units and increased commercial space that complements the business and resort oriented uses of the Village Centre.

New development zoned CD-1 will be required to obtain a Development Permit as per the Official Community Plan.

## 2. Permitted Uses

The following uses and no others are permitted in the CD-1 zone:

### Principal Uses

Hotel and motel  
Offices  
Restaurant  
Retail Store  
Indoor recreation facility  
Personal service establishment  
Business service establishment  
Medical and Dental clinics  
Daycare facility  
Convenience stores  
Entertainment facility  
Financial institutions

Multi-family dwelling

### Accessory Uses

Accessory Home Occupation – Type I  
Parking area  
Parking garage

## 3. Conditions of Use

- .1 All permitted uses shall be connected to the Village of Harrison Hot Springs community water system and sanitary sewer system.
- .2 Multi-family dwellings use must:
  - (a) be located above the first floor
  - (b) have entrances leading directly to the street and the separate entrances shall be divided from other uses by walls
  - (c) provide *common amenity areas* of no less than 300 m<sup>2</sup> and have a minimum dimension of 6 metres.
  - (d) provide *private amenity areas* of no less than 5 m<sup>2</sup> for each dwelling unit.

### .3 Regulations

On a parcel zoned CD-1, no building or structure will be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the following table in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
Minimum parcel area	0.3 of a hectare
Minimum parcel width	40 metres
Minimum setbacks – all parcel lines	
First storey	0 metres
Second storey and above	3.0 metres
Maximum parcel coverage	100%
Maximum residential density	150 units per hectare
Maximum Floor Area Ratio	2.0
Maximum building height	10 storeys or 35 metres, <i>whichever is lesser</i>
Parking and loading	As required per Section 5

#### .4 Special Regulations

New development zoned CD-1 will be required to meet the density bonusing and amenity contribution provisions set out for the Village Centre Area as per the Official Community Plan.

**III. MAP AMENDMENT**

- A. That Schedule A, the Zoning Map of the Village of Harrison Hot Springs, Bylaw No.672, be amended by rezoning the lands described as:

Lot B, Section 13, Township 4, Range 29, West of the Sixth Meridian,  
New Westminster District Plan BCP27775 (PID 026-923-149)

Comprising 0.324 hectares, as outlined in heavy black outline and cross-hatched on Zoning Amendment Map Schedule H2008-1, from the VILLAGE COMMERCIAL (C-1) zone to the COMPREHENSIVE DEVELOPMENT (CD-1) zone.

- B. That the map appended hereto designated as Zoning Amendment Map Schedule H2008-1 showing such amendment is an integral part of this Bylaw.

**IV. READINGS AND ADOPTION**

READ A FIRST TIME THIS 20<sup>th</sup> DAY OF May, 2008

A PUBLIC HEARING WAS HELD ON THE 25<sup>th</sup> DAY OF JUNE, 2008

READ A SECOND TIME THIS 18<sup>th</sup> DAY OF AUGUST, 2008

A SECOND PUBLIC HEARING WAS HELD ON THE 2<sup>ND</sup> DAY OF OCTOBER, 2008

READ A THIRD TIME THIS 20<sup>th</sup> DAY OF OCTOBER, 2008

ADOPTED THIS 17<sup>th</sup> DAY OF NOVEMBER, 2008.

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Mayor

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Corporate Officer

# ZONING AMENDMENT MAP SCHEDULE H2008-1

Comprehensive Development (CD-1) Zone

